

ZONING AND BUILDING AGENDA

MAY 18, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

259387 DOCKET NO. #7497 - INTELLIGENT INVESTMENTS LTD., Owner, 123 North Wacker Drive, Suite 575, Chicago, Illinois 60606, Application (No. A-03-03; Z03081). Submitted by same. Seeking a MAP AMENDMENT from the C-4 General Commercial District to the R-6 R-8 General Commercial District (as amended) for a 14 unit apartment building (existing) and companion Variance (V-03-77 to reduce rear yard and side yard setbacks (existing) (if granted) in Section 33 of Leyden Township. Property consists of approximately .24 of an acre located on the south side of Lyndale Street, approximately 120 feet east of Mannheim Road in Leyden Township. Intended use: For a 14 unit apartment building.

Please be advised that the subject application has been withdrawn by the applicant.

263762 DOCKET NOS. #7623 & #7465 – INTELLIGENT INVESTMENTS, INC., Owner, 123 North Wacker Drive, Suite 575, Chicago, Illinois 60606, Application (SU-04-01; Z04012). Submitted by same. Seeking a SPECIAL USE in the R-8 General Residence District (If granted under companion MA-03-03 a/k/a CB #259387) for a 14-unit Apartment Hotel and companion Variance (V-03-77) to reduce rear yard and side yard setbacks (existing) in Section 33 of Leyden Township. Property consists of .2419 of an acre located on the south side of Lyndale Street approximately 120 feet east of Mannheim Road in Leyden Township. Intended use: Apartment Hotel.

Please be advised that the subject application has been withdrawn by the applicant.

259389 DOCKET NO. #7505 - HINSBROOK BANK & TRUST AS TRUSTEE UNDER AGREEMENT TRUST NO. 99-033, Owner, 6262 South Route 83, Willowbrook, Illinois 60514, Application (No. A-03-02; Z03072). Submitted by Co-Counsel of: Francis Bongiovanni, 501 West North Avenue, Suite 406, Melrose Park, Illinois 60160, Law Office of Samuel V.P. Banks, 221 North LaSalle Street, Suite 3800, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the C-1 Restricted Business District to the C-6 Automotive Service District for automotive services (repair, sales and storage) (existing) in Section 26 of Hanover Township. Property consists of approximately 1/2 of an acre located on the south side of Lake Street, approximately 650 feet east of Oak Avenue in Hanover Township. Intended use: For an office and automobile repair and storage. **Recommendation: That the application be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS VARIATION:

265606 DOCKET NO. #7646 - R. HERRERA, Owner, Application: Variation to reduce lot area from the minimum 10,000 square feet to 6,082 square feet (existing); to reduce lot width from the minimum required 60 feet to 49 feet (existing); to increase floor area ratio from the maximum allowed .40 to .50; to reduce rear yard setback from the minimum required 40 feet to 32 feet; and to reduce left side yard setback from the minimum required 10 feet to 6 feet for a proposed single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the south side of Montana Street, approximately 49 feet west of Geneva Avenue in Leyden Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

265607 DOCKET NO. #7638 - H. & S. KOS, Owners, Application: Variation to divide one lot into two lots and on Lot 2: reduce lot area from the minimum required 40,000 square feet to 38,876 square feet for an existing single family residence in R-3 Single Family Residence District. The subject property consists of approximately 1.81 acres, located approximately 333 feet south of 111th Street and approximately 630 feet east of Dineff Road in Lemont Township. **Recommendation: That variation application be denied.**

Conditions: None

Objectors: No municipalities objected. Five homeowners objected.

265608 DOCKET NO. #7647 - A. POLLACK, Owner, Application: Variation to reduce left interior side yard setback from the minimum required 10 feet to 3 feet (proposed detached garage); to reduce rear yard setback from the minimum required 5 feet to 3 feet (existing frame shed); reduce left interior side yard setback from the minimum required 10 feet to 4 feet (existing frame shed); to reduce right interior side yard setback from the minimum required 10 feet to 0 feet (existing pool and deck); to reduce distance between the principal and accessory from the minimum required 10 feet to 8 feet (existing pool); and to reduce distance between the principal and accessory from the minimum required 10 feet to 4 feet (existing hot tub) in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the east side of Harold Avenue, approximately 63.55 feet north of Winters Drive in Leyden Township. **Recommendation: That variation application be granted.**

Conditions: None

Objectors: None

* The next regularly scheduled meeting is presently set for Thursday, June 3, 2004.

SUPPLEMENTAL ZONING AND BUILDING AGENDA

MAY 18, 2004

THE ZONING BOARD OF APPEALS RECOMMENDATION VARIATION:

265609 DOCKET #7466 - PHILLIP H. CORBOY, JR., Owner, Application: Variation to increase height of fence in front yard from 3 feet to 6 feet; increase height of fence pillars from 3 feet to 8 feet; increase height of fence pillars in corner side yard from 6 feet to 8 feet; and increase height of chain link fencing around tennis court from the allowed 6 feet to 11 feet in the R-3 Single Family Residence District. The subject property consists of approximately 1.65 acres, located at 26 Woodley Road in Winnetka, in unincorporated Cook County, Illinois. The variance application as requested seeks to allow the construction of a privacy wall of up to eight (8) feet in height as well as a fence surrounding and adjacent to the tennis court area of up to eleven (11) feet in height. **Recommendation: That variation application be granted.**

Conditions: None

Objections: There were several neighbors objecting to the proposed fencing. No municipalities objected.

* The next regularly scheduled meeting is presently set for Tuesday, June 3, 2004.